

# Rezoning Petition No. 2021-044

Tribek Properties, Petitioner

Community Meeting

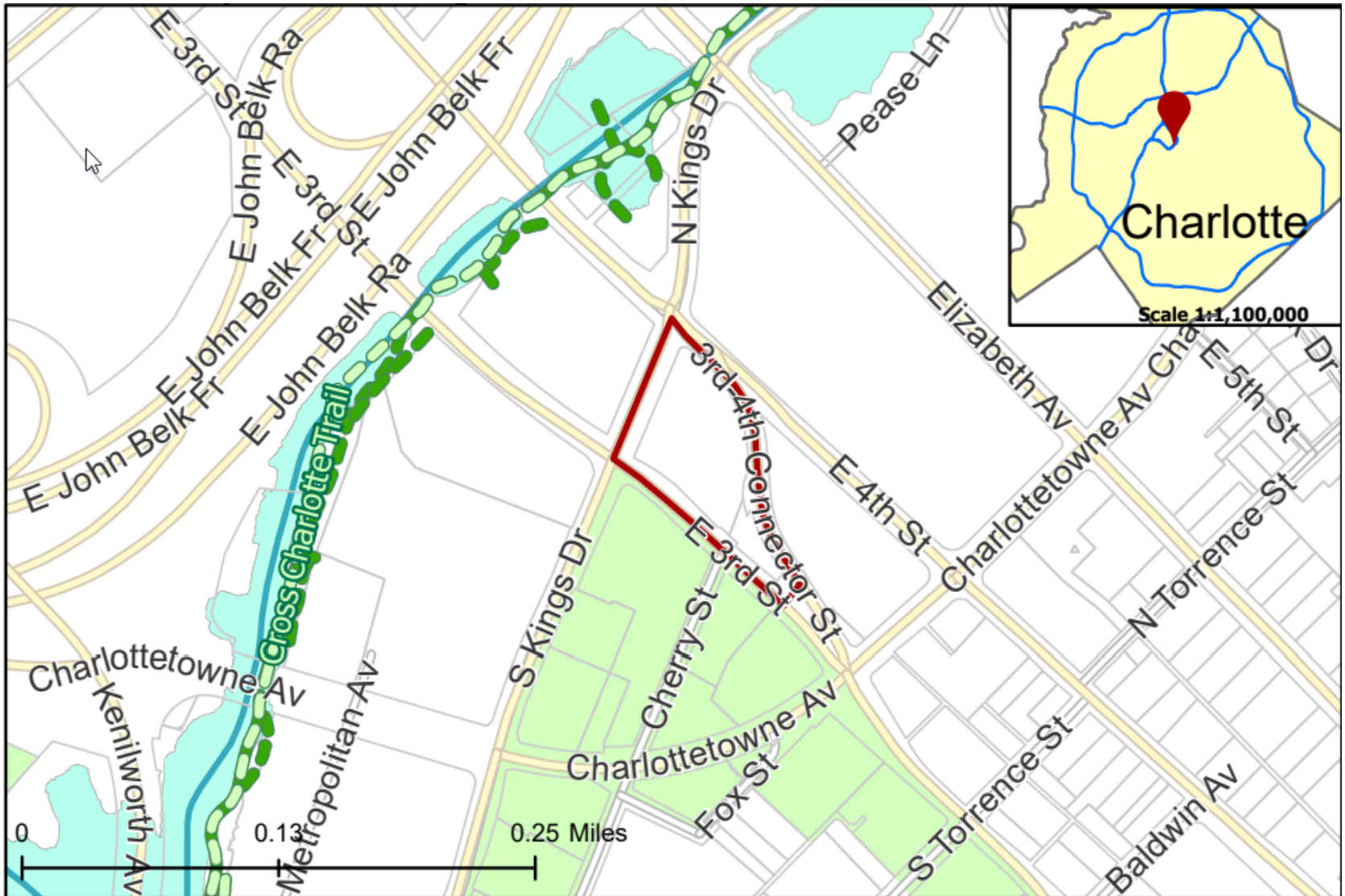
May 11, 2021

# Rezoning Team

- Scott Bortz, Tribek Properties
- Sean Paone, ColeJenest & Stone
- Mary Beth Wortham, ColeJenest & Stone
- Phil Oliver, LS3P Associates
- Randy Goddard, Design Resource Group
- John Carmichael, Robinson, Bradshaw & Hinson

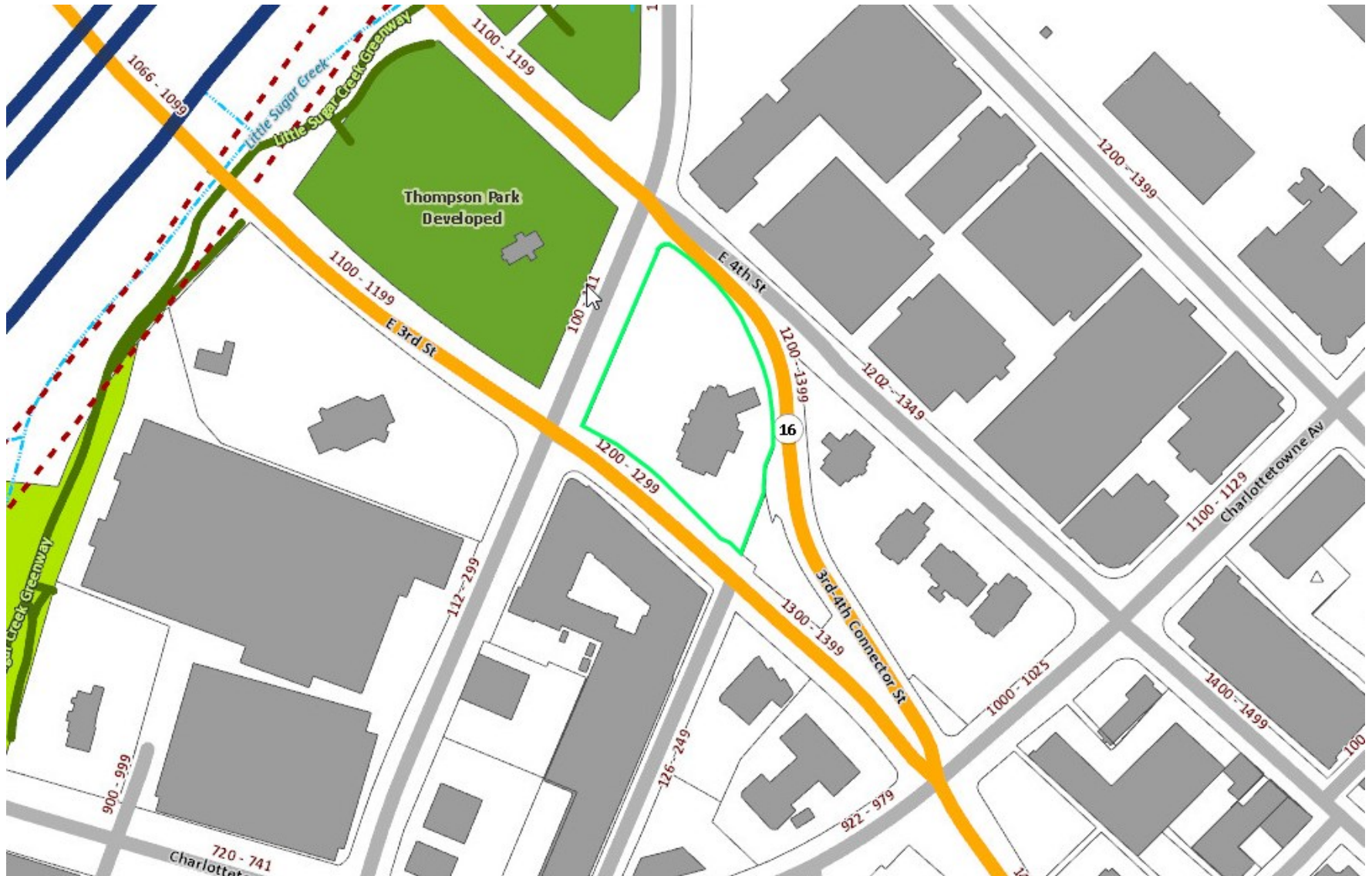
# Current Rezoning Schedule

- Public Hearing: Monday, June 21, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, July 6, 2021 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, July 19, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center





# Site





# Site

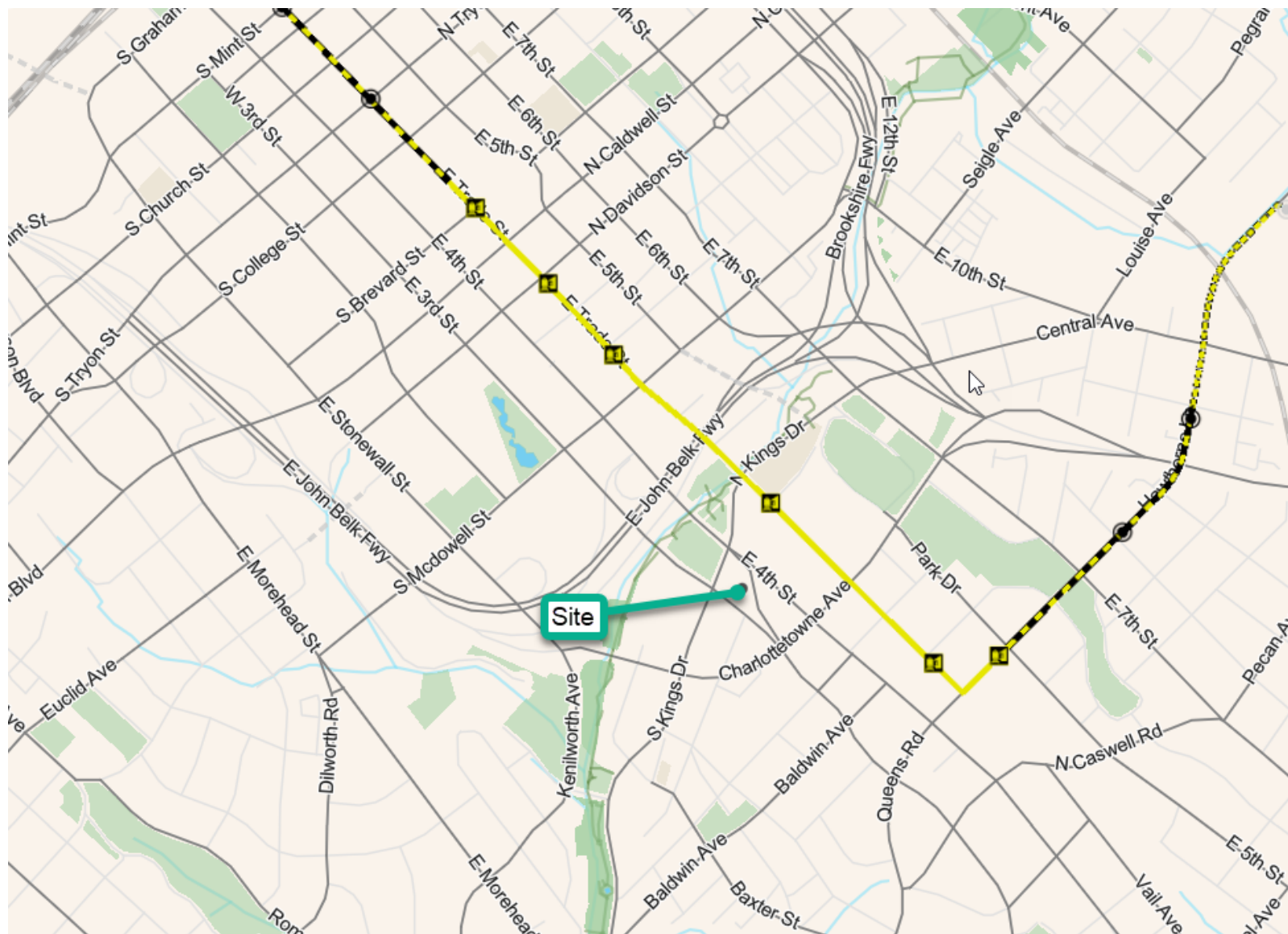




# Site

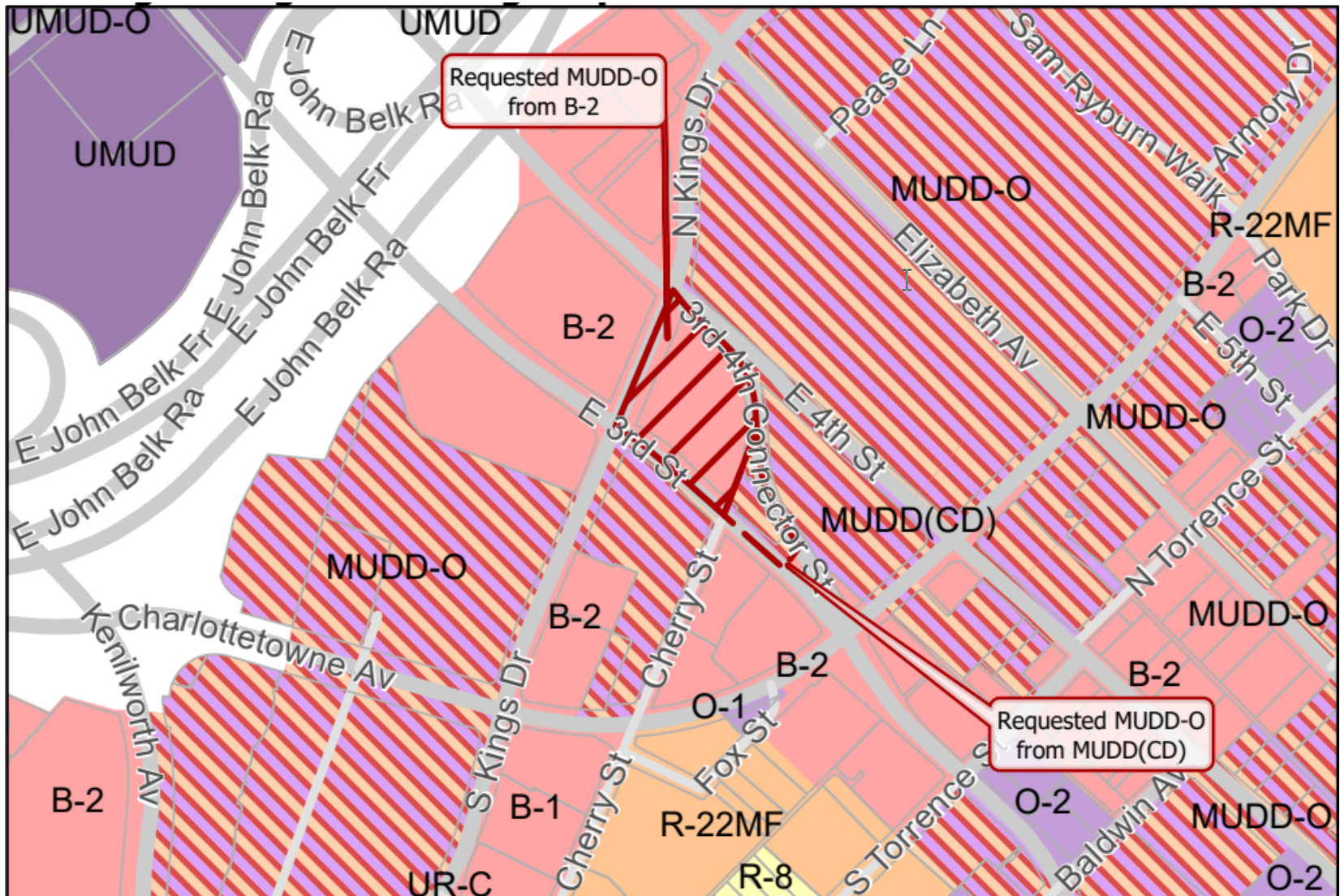


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# Current Zoning/Rezoning Request



## Rezoning Request

Requesting that the site be rezoned from the B-2 and MUDD (CD) zoning districts to the MUDD-O zoning district to accommodate the development of a maximum 300 foot tall building on the site that could be devoted to: office uses, multi-family dwelling units and/or a hotel use

Additionally, up to 8,000 square feet of retail, personal service and eating, drinking and entertainment establishment uses could be located in the building



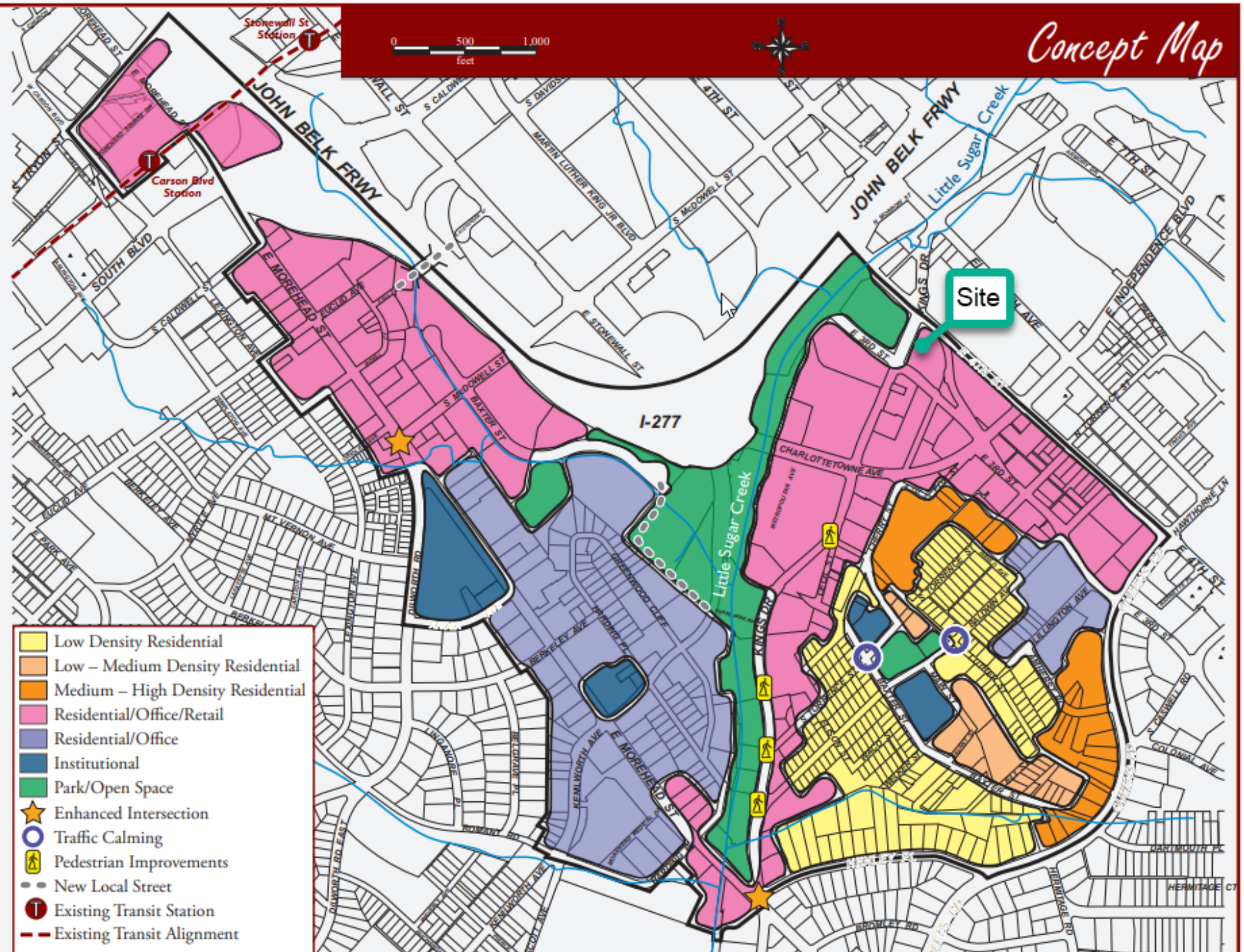


# Land Use Plan





# Concept Map





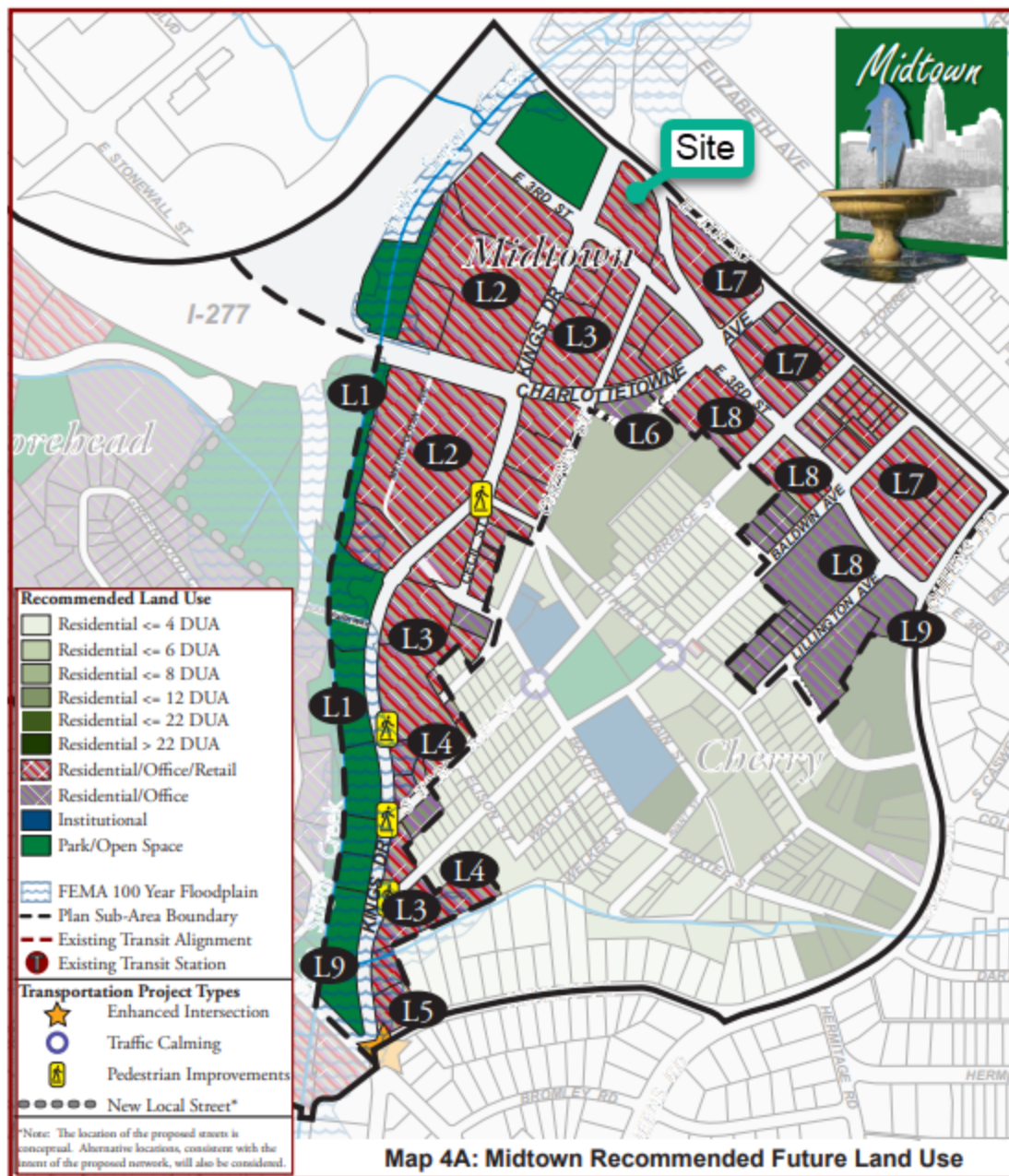
**L6. Charlottetowne Avenue at Fox Street:**

A small triangular block fronting Charlottetown Avenue is zoned residential, but contains small nonconforming uses. It is considered an element of the Cherry neighborhood. The location is appropriate for mixed uses including residential and/or office.

- Pedestrian Zone is recommended to ensure neighborhood compatibility and support pedestrian activity in the future.

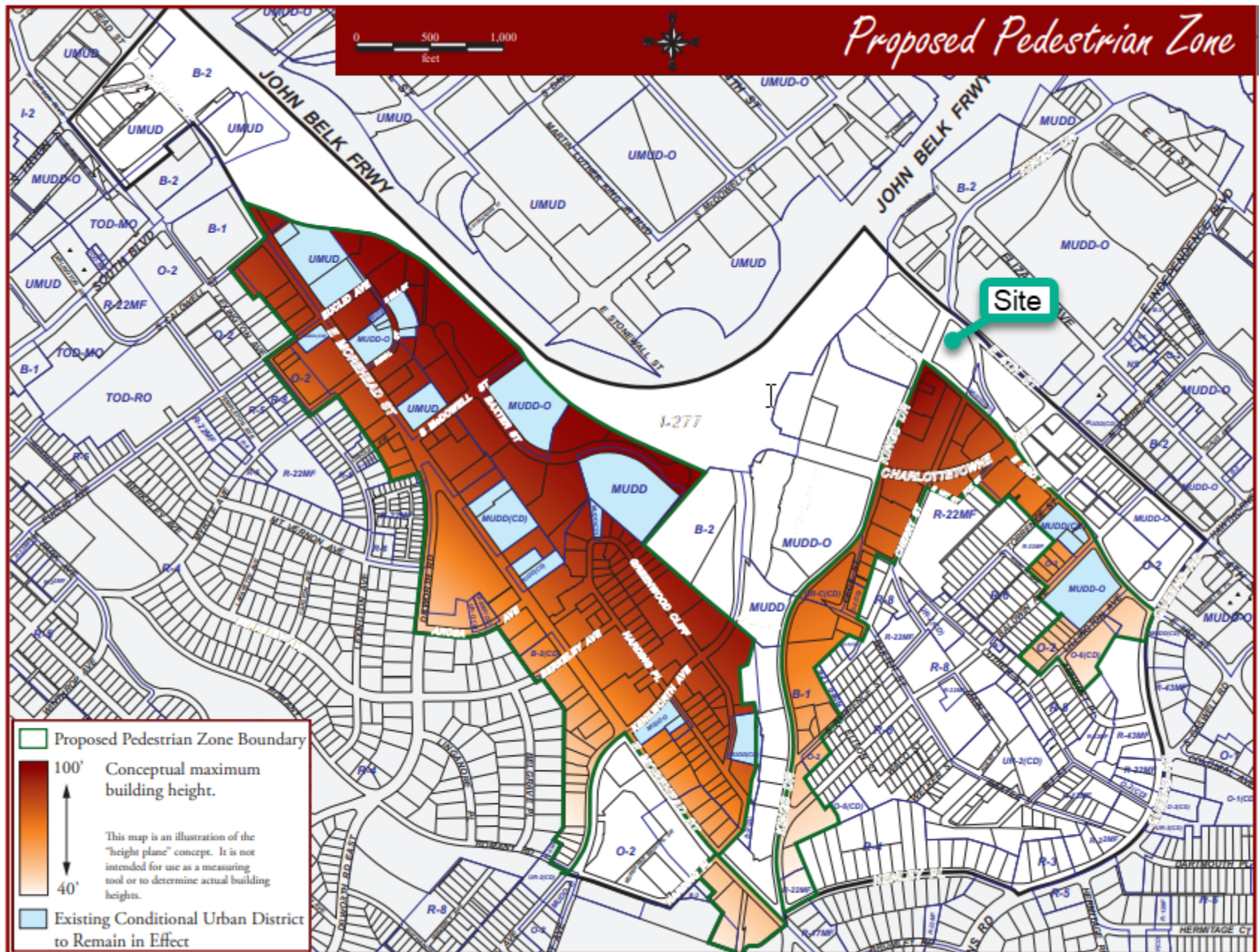
**L7. Third to Fourth Streets:** This area is developed with retail, office, and institutional uses, some related to Central Piedmont Community College; some medical related, and some an extension of the Elizabeth commercial area further east. It is separated from the Cherry neighborhood by some distance and by intense vehicular traffic on Third Street, leading to reduced concerns on building height and density. The area is recommended for mixed use development including retail. Building heights exceeding usual PED limit (100 feet at present) may be appropriate, subject to site-specific rezoning applications. New uses should conform to the community design standards in this plan.

**L8. Third Street abutting Cherry:** A number of parcels front Third Street on the southwest side, or Lillington Avenue, Baldwin Avenue, or Torrence Street side streets extending from Third Street into the Cherry neighborhood by as much as a block. These are zoned and/or used for various retail and office uses. These properties are appropriate





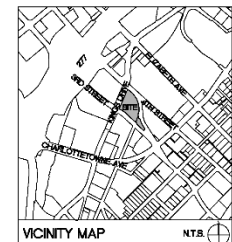
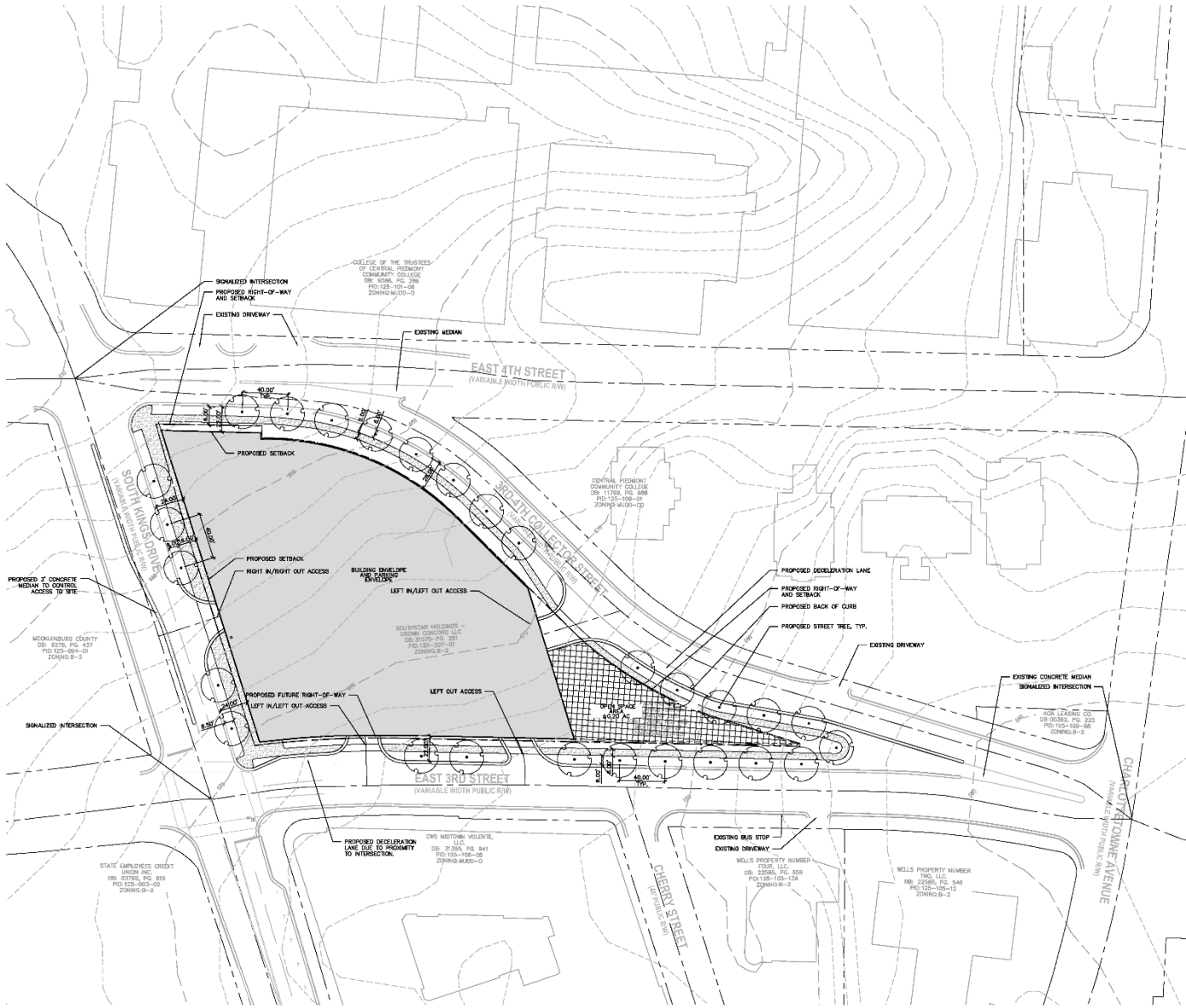
# Proposed Pedestrian Zone





# Rezoning Plan





**SURVEY DISCLAIMER**  
SOUNDING ON "A" LAND TITLE SURVEY SURVEY  
ISSUE DATE: NORTH 06/2016, REVISION NORTH 07/2020  
PROVIDED BY: R.S. PHARM & ASSOCIATES, P.A. 400  
HARRINGTON LANE, CHARLOTTE, NC 28204 (704) 378-2388

- LEGEND**
- SYMBOL
  - PROPERTY LINE/RIGHT-OF-WAY
  - 0.5' CONTOUR 1' INTERVAL
  - PROPOSED BUILDING ENVELOPE
  - PARKING ENVELOPE
  - PROPOSED TREE (LOCATION MAY VARY)
  - OPEN SPACE AREA

**REZONING SUMMARY:**

PETITIONER: TRIBEK PROPERTIES, LLC.  
PROPERTY OWNER: SOUTHBANK HOLDINGS - GROWN CONCRETE, LLC  
REZONING SITE AREA: 2.07 ± AC  
TAX PARCEL: 125-107-01 & 125-105-27  
EXISTING ZONING: B-2 & MUDD-0  
PROPOSED ZONING: MUDD-0  
PREVIOUS PETITION NO: N/A  
EXISTING USE: BANK/OFFICE  
PROPOSED USE: OFFICE/RETAIL  
SMALL AREA PLAN: MIDTOWN AREA PLAN  
BUILDING SETBACK: 40'± SIDE, 24'± BOG ON RIGHT-OF-WAY WHICH EVER IS GREATER  
30'± 37'± AND 30'±/41'± COLLECTOR ST.  
22'± BOG OR RIGHT-OF-WAY WHICH EVER IS GREATER  
MIN. SIDE YARD: NONE  
MIN. REAR YARD: NONE  
MAX. HEIGHT: 120'  
REQUIRED PARKING: 1 SPACE FOR 600 SF GROSS FLOOR AREA  
OPEN SPACE REQUIRED: 1 SF OF OPEN SPACE/100 SF GROSS FLOOR AREA  
POTENTIAL TREE SAVE AREA (TSA): 128 MIN. (25-3) AREAS OF 2.07 AC± SITE TO BE PRESERVE  
FINAL LIMITS OF THE WAY MAY VARY FROM WHAT IS SHOWN ON REZONING PLAN. FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING  
MAXIMUM HEIGHT: REFER TO NOTE 2.08 ON SHEET RZ-300



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC. AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL EXISTING UTILITIES, CONCRETE OR OTHERWISE, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART F, OR AS AMENDED.



Working the Landscapes of Building the Foundations  
and 12000  
Charlotte, NC 28204  
Tel: 704.378.2388  
Fax: 704.378.2389  
www.colejenest.com

## TRIBEK PROPERTIES

101 SOUTH KINGS DR  
CHARLOTTE  
NORTH CAROLINA 28204

## 101 KINGS DRIVE REZONING

101 SOUTH KINGS DR  
CHARLOTTE  
NORTH CAROLINA 28204

## SITE PLAN

Project No.  
4858  
Issued  
03/14/21

Revised  
03/14/21



SCALE: 1"=40'  
0 20' 40' 80'

## RZ-100

This is a preliminary drawing and the design is not to be used for construction. It is subject to change without notice. The design is not to be used for construction without the approval of the design professional. The design is not to be used for construction without the approval of the design professional.



# 101 KINGS DRIVE - CONCEPTUAL SITE PLAN

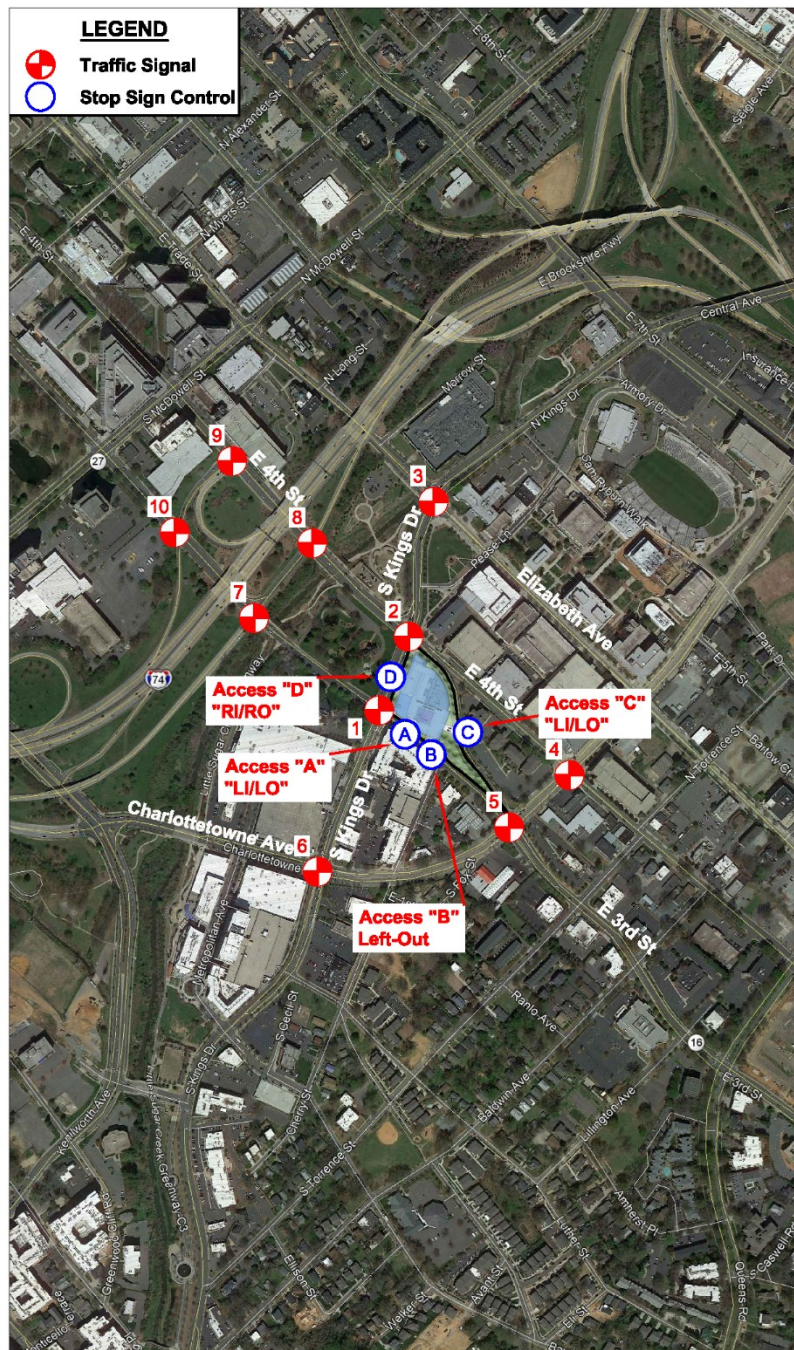
COLEJENEST & STONE | 05.11.2021 | 04658.00







# Transportation



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LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

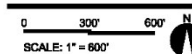
3602 Whitman Blvd, Ste 200 Charlotte, NC 28206  
704.343.0000  
www.drgp.com

## 101 KINGS DRIVE TIS

CHARLOTTE, NC

TRIBEK PROPERTIES, INC.  
101 S. KINGS DRIVE SUITE 200  
CHARLOTTE, NC 28204

## AREA OF INFLUENCE



PROJECT #: 532-007  
DRAWN BY: SK  
CHECKED BY: MW

DECEMBER 2020

REVISIONS:  
1 06/17/2019

Figure 1



101 KINGS DRIVE TIS  
CHARLOTTE, NC

TRIBEK PROPERTIES, INC.  
101 S. KINGS DRIVE SUITE 200  
CHARLOTTE, NC 28204

SUGGESTED  
LANEAGE

0	NTS
SCALE: NTS	
PROJECT #:	532-007
DRAWN BY:	PMI
CHECKED BY:	MMW
DECEMBER 2020	
REVISIONS:	
1. 3/26/20	

Figure 10

